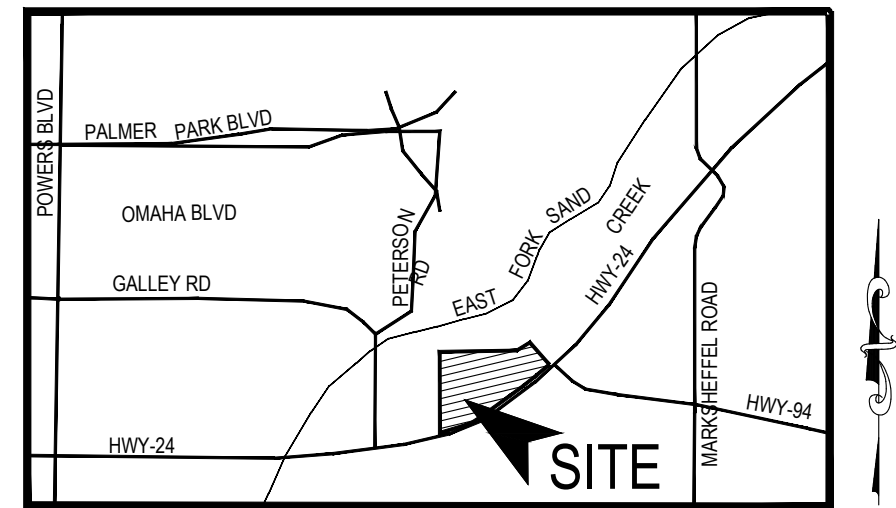


CROSSROADS MIXED USE FILING NO. 2

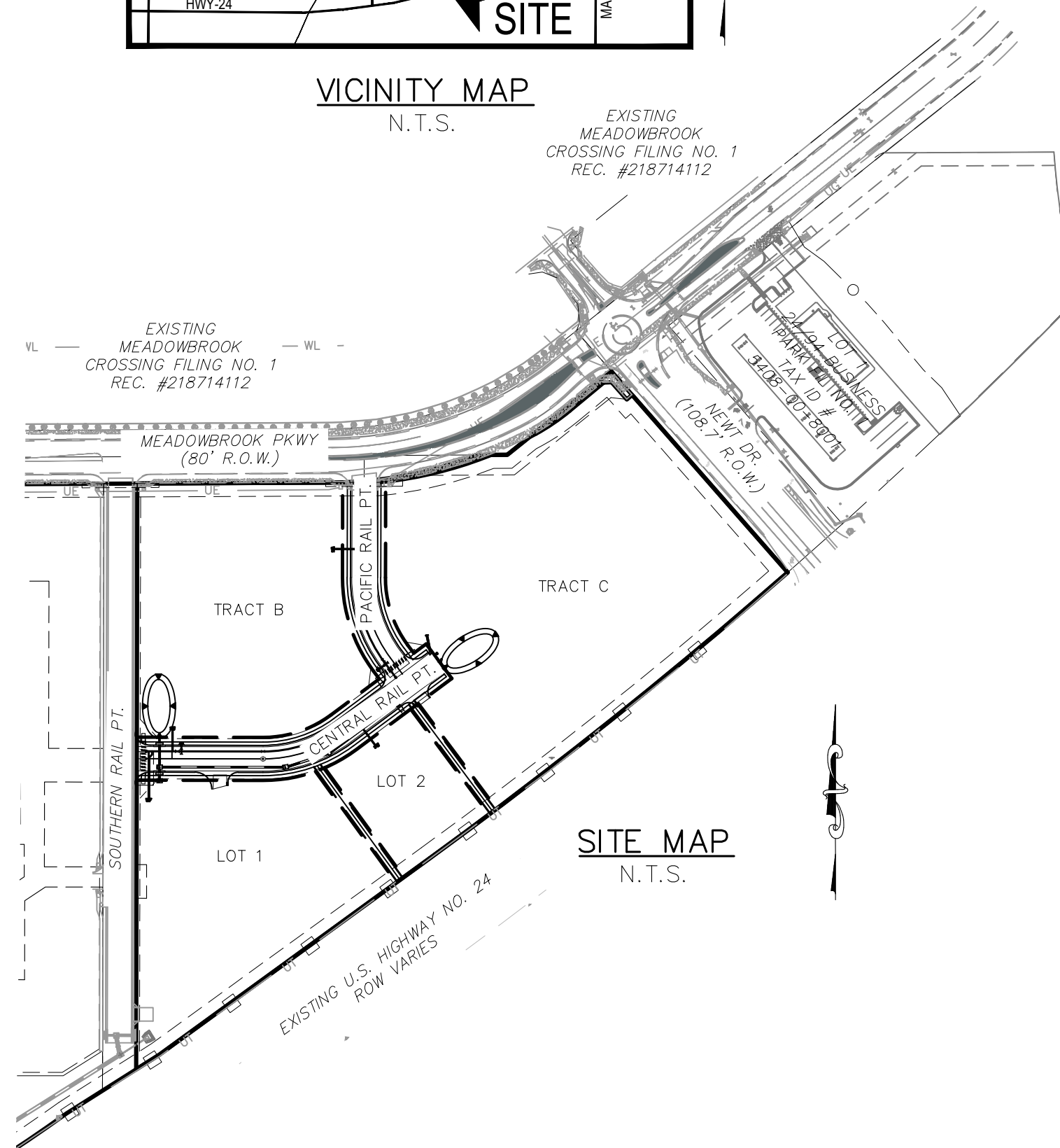
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

MARCH 2023



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

SIGNAGE AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

BASIS OF BEARINGS

THE EAST LINE OF TRACT C "CROSSROADS MIXED USE FILING NO. 2" RECORDED UNDER RECEPTION NO 22714975 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A SET NO. 5 REBAR WITH AN ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", WHICH BEARS N0070704°E A DISTANCE OF 871.79 FEET.

BENCHMARK:

- NATIONAL GEODETIC VERTICAL DATUM OF 1929, MONUMENT R76 SET IN TOP OF CONCRETE MONUMENT ELEVATION = 6286.32'
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, FOUND #5 REBAR AND ORANGE CAP PLS 32820 ELEVATION = 6325.50'

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	DETAILS
SHEET 3	STREET IMPROVEMENT PLANS
SHEET 4	SIGNAGE & STRIPING PLAN
SHEET 5	PED & BIKE RAMP DETAILS
SHEET 6	STORM SEWER PLAN AND PROFILES
SHEET 7	STORM SEWER DETAILS
SHEET 8	STORM SEWER DETAILS
SHEET 9	PERMANENT BMP DETAILS

AGENCIES:

OWNER/DEVELOPER:	CROSSROADS DEVELOPMENT COMPANY, LLC 90 S. CASCADE AVE., SUITE 1500 COLORADO SPRINGS, CO 80903 DANNY MIENKA (719) 448-4034
CIVIL ENGINEER:	M & S CIVIL CONSULTANTS, INC. 212 N. WAHSATCH, SUITE 305 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 GILBERT LAFORCE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
WATER RESOURCES:	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915-1721 JEFF MUNGER (719) 597-5080
FIRE DISTRICT:	CAMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 (719) 591-0960
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC. DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS.



DANNY MIENKA (MANAGER)
CROSSROADS DEVELOPMENT COMPANY, LLC DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR DATE

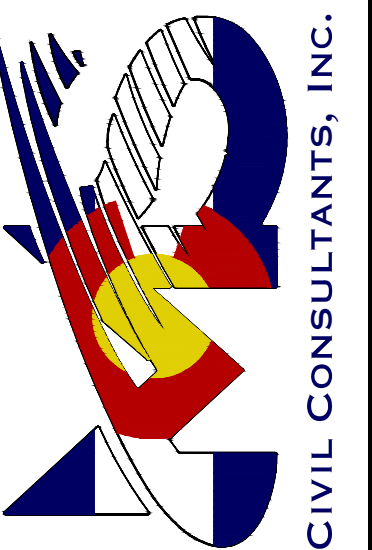
EL PASO COUNTY FILE NO. SF2238

CROSSROADS MIXED USE FILING NO.2

TITLE SHEET

PROJECT NO. 18-004
SCALE: HORIZONTAL: 1"=200'
VERTICAL: 1"=5'
DATE: 05/18/2023
DESIGNED BY: TAU
DRAWN BY: TAU
CHECKED BY: VAS
SHEET 1 OF 9
S101

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



FOR AND ON BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.



REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

Typical Curb and Gutter Standard Drawing

DATE APPROVED: 6/23/20
 DEPARTMENT OF PUBLIC WORKS: Jennifer E. Irvine

REVISION DATE: 6/23/20
 FILE NAME: SD_2-20

SCALE: NOT TO SCALE

Pedestrian Curb Ramp Detail Standard Drawing

DATE APPROVED: 6/23/20
 DEPARTMENT OF PUBLIC WORKS: Jennifer E. Irvine

REVISION DATE: 6/23/20
 FILE NAME: SD_2-41

SCALE: NOT TO SCALE

Detectable Warning Surface Details Standard Drawing

DATE APPROVED: 6/23/20
 DEPARTMENT OF PUBLIC WORKS: Jennifer E. Irvine

REVISION DATE: 6/23/20
 FILE NAME: SD_2-42

SCALE: NOT TO SCALE

Typical Cross Pan Layout Detail Standard Drawing

DATE APPROVED: 8/11/11
 DEPARTMENT OF TRANSPORTATION: André P. Brackin

REVISION DATE: 12/8/15
 FILE NAME: SD_2-26

SCALE: NOT TO SCALE

Pedestrian Curb Ramp Detail Standard Drawing

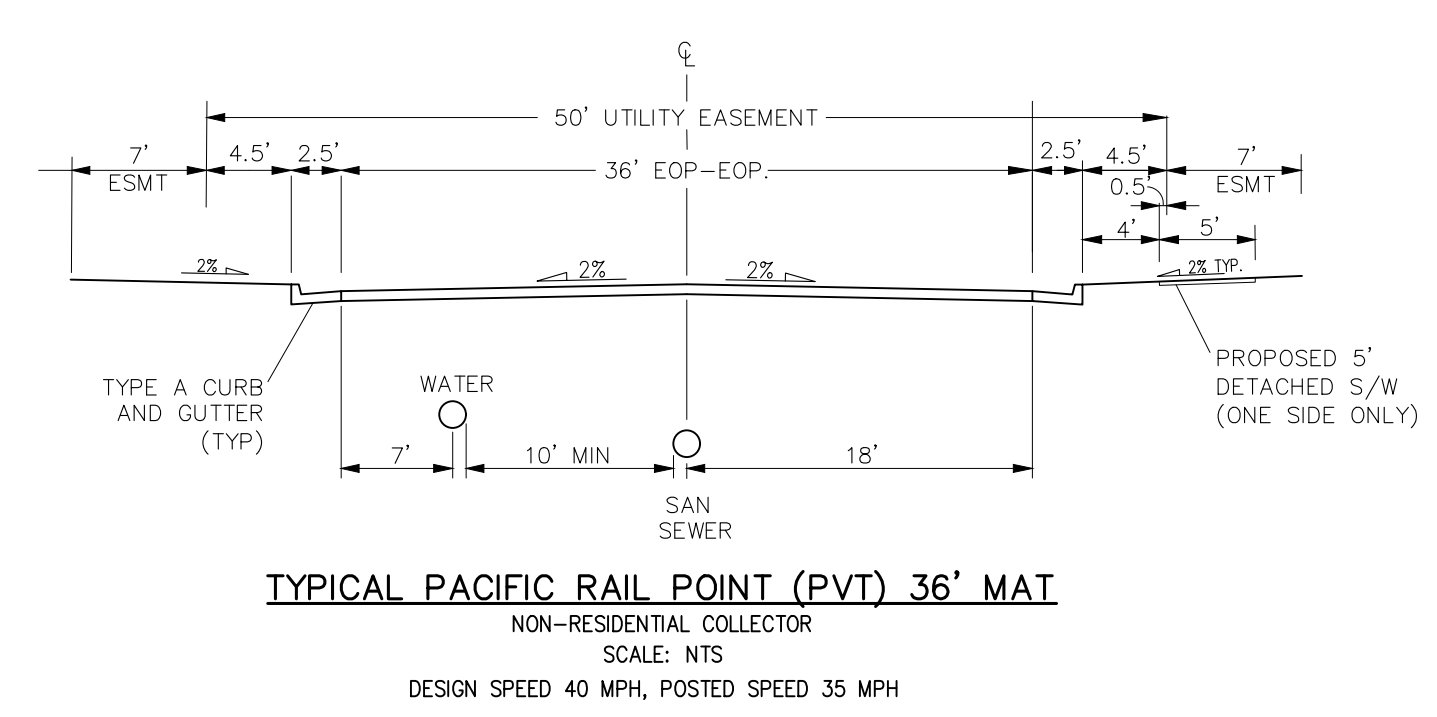
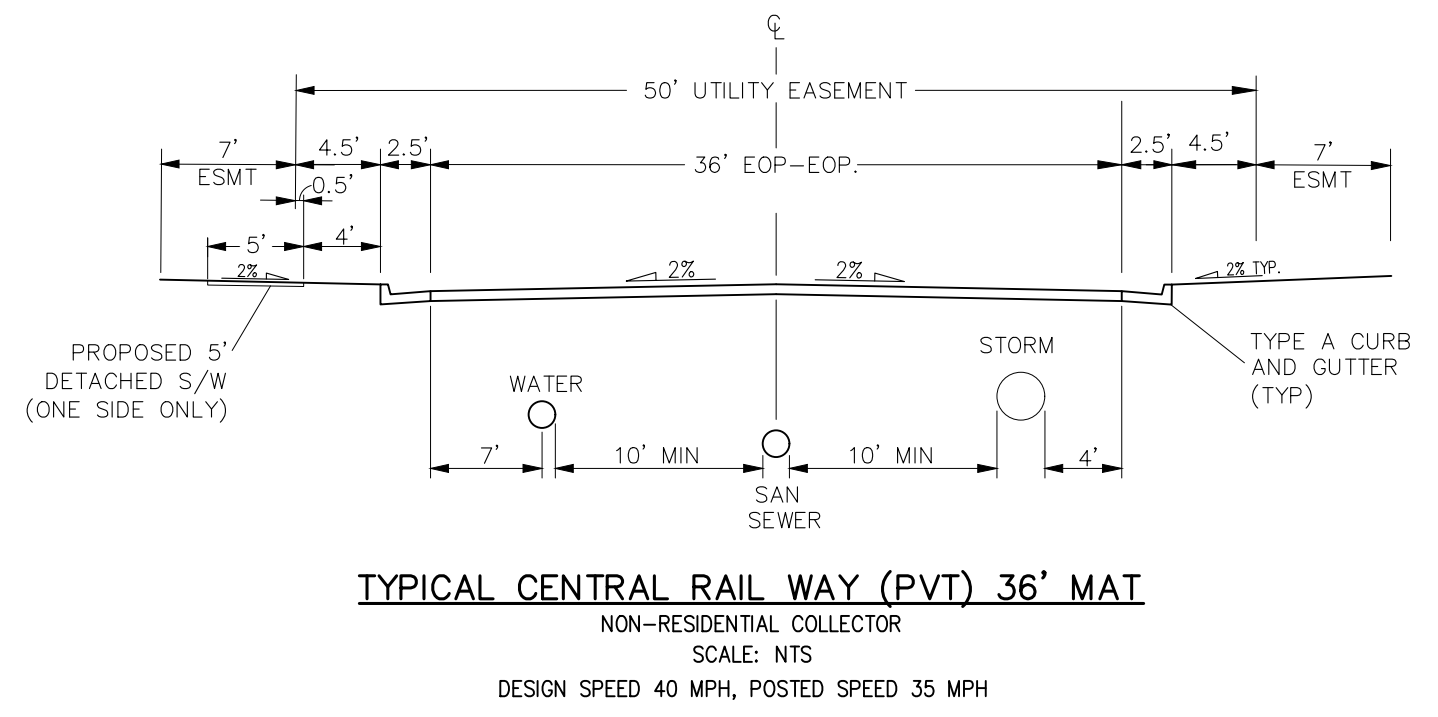
DATE APPROVED: 6/23/20
 DEPARTMENT OF PUBLIC WORKS: Jennifer E. Irvine

REVISION DATE: 6/23/20
 FILE NAME: SD_2-40

SCALE: NOT TO SCALE

Unresolved from review 1 and 2. Update cross section to provide sidewalk on both sides per the approved deviation request filed under PCD File No SP2011.

Deviation was denied. Please update to include sidewalk on appropriate places.



CROSSROADS MIXED USE FILING NO.2

STREET IMPROVEMENT PLANS

PROJECT NO. 18-004
 DATE: 05/18/2023
 SCALE: HORIZONTAL: N/A VERTICAL: N/A
 DESIGNED BY: TAU
 DRAWN BY: TAU
 CHECKED BY: VAS

212 N. WABATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF
 WKS CIVIL CONSULTANTS, INC.

37160
 06/26/2023
 PROFESSIONAL SEAL

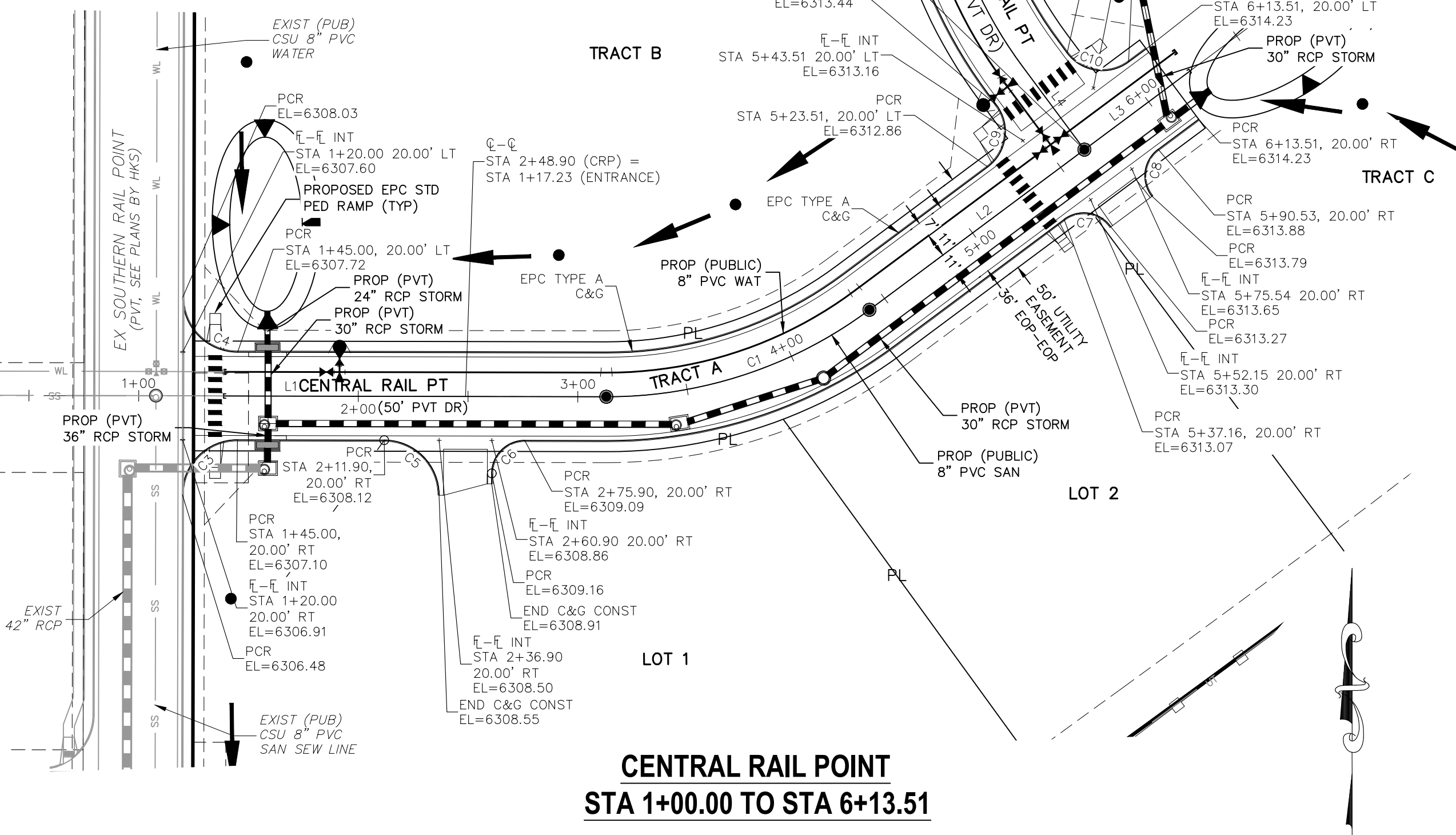
REVISIONS: NO. DATE BY DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

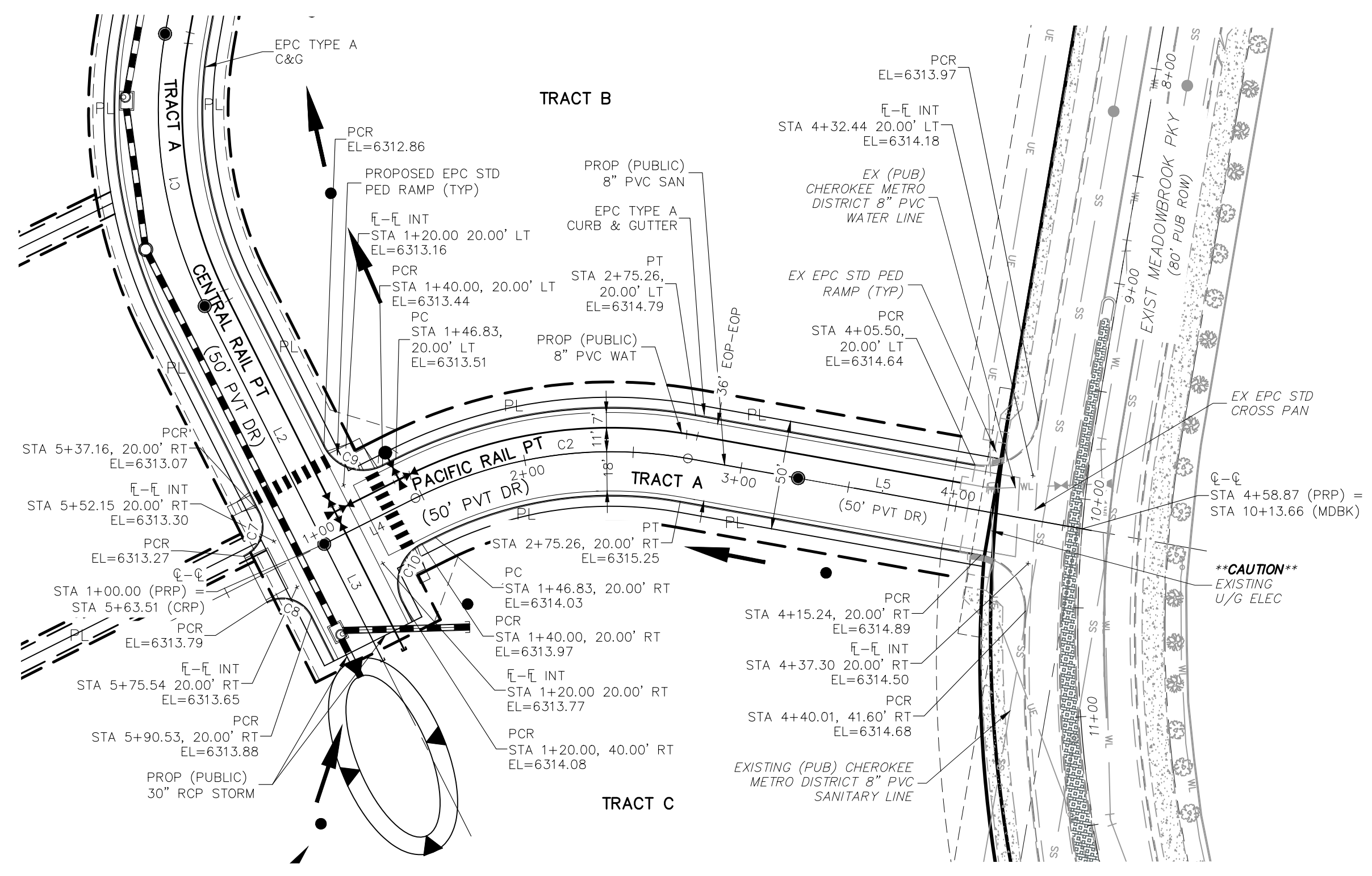
CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987



**CENTRAL RAIL POINT
STA 1+00.00 TO STA 6+13.51**



**PACIFIC RAIL POINT
STA 1+00.00 TO STA 4+58.87**

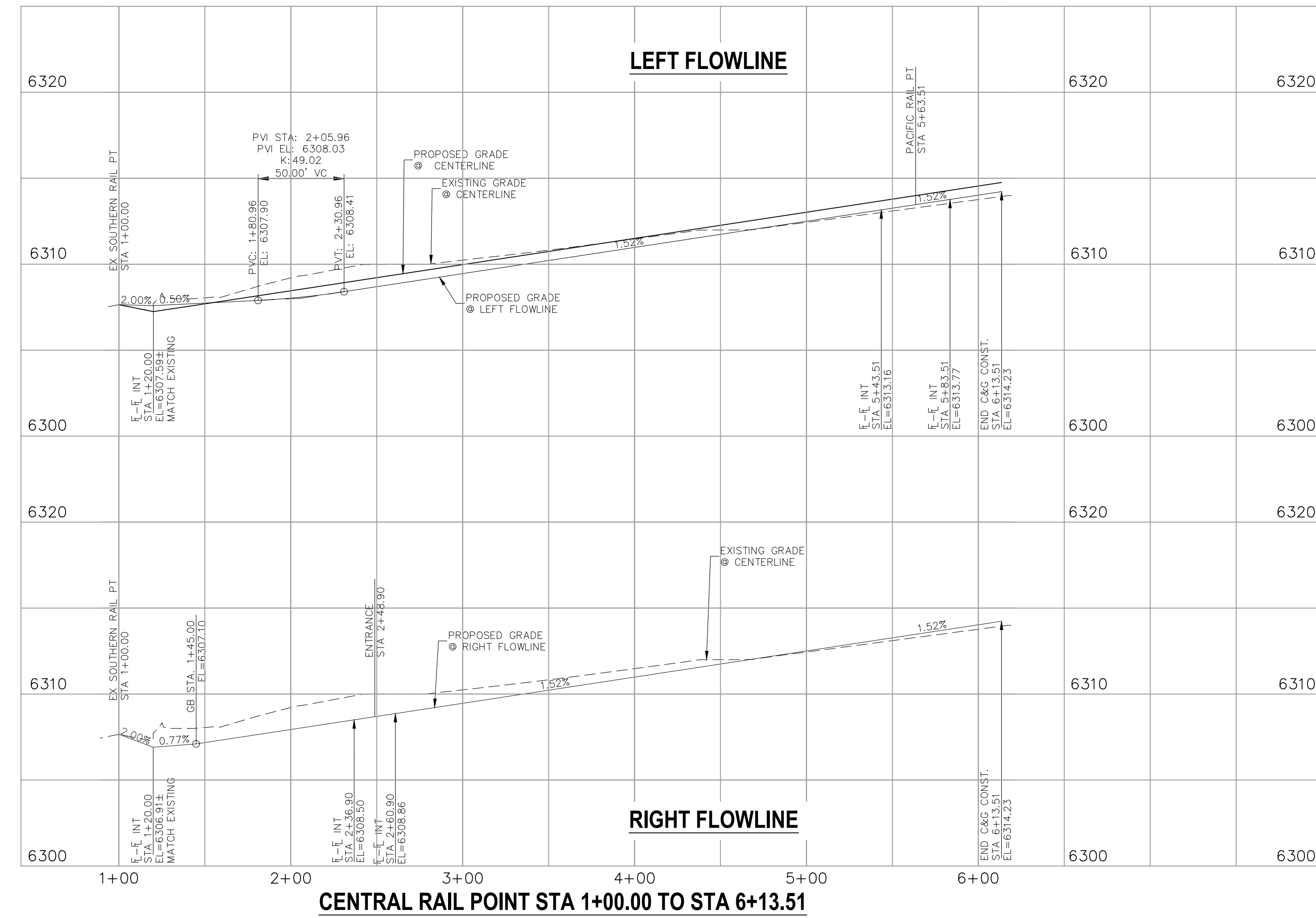
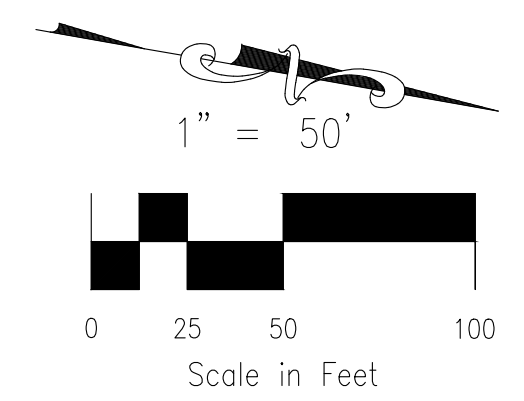
ABBREVIATION LEGEND

CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT
CDS	CUL DE SAC
PL	PROPERTY LINE

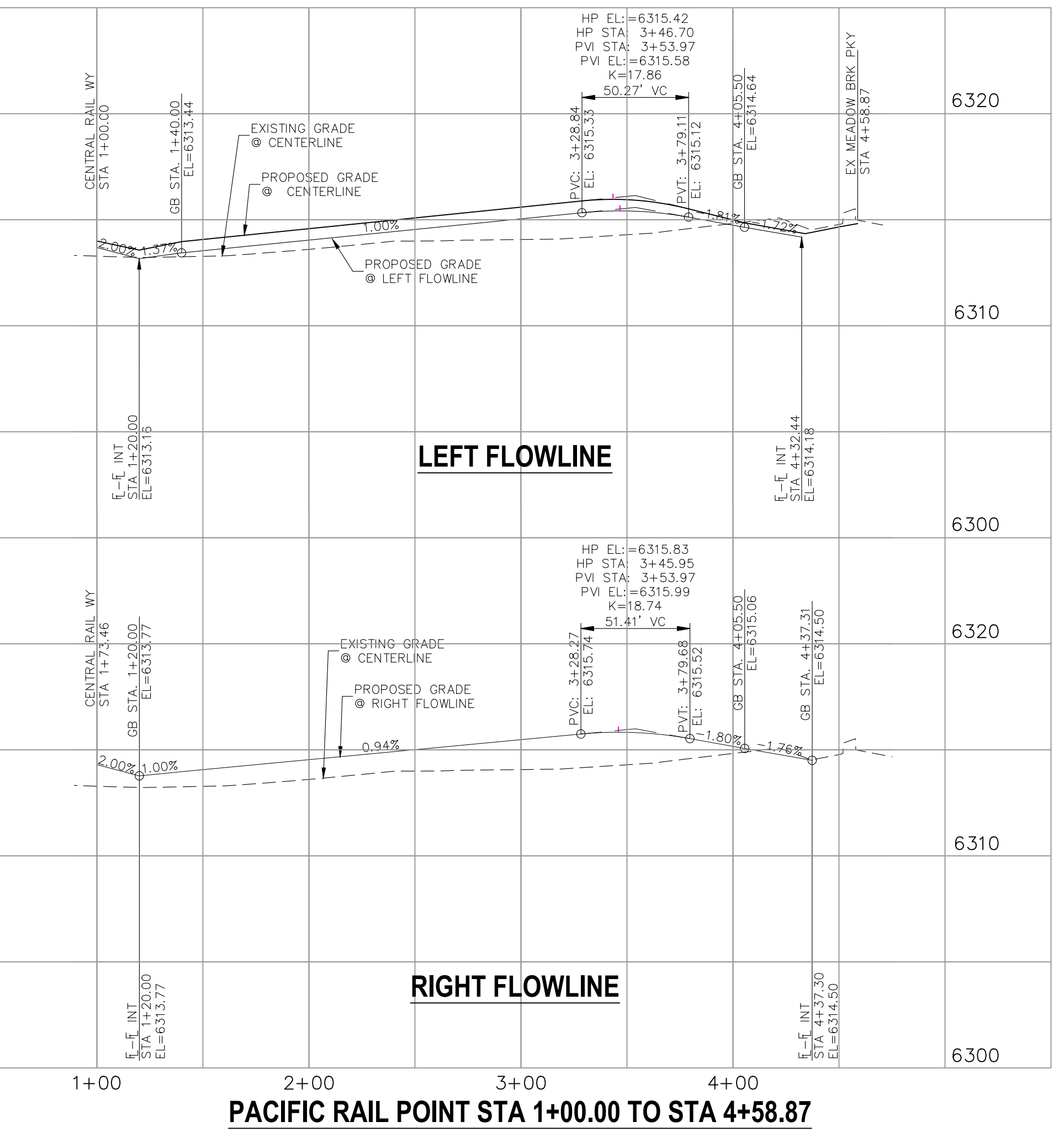
NOTES:

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES SHALL BE COORDINATED TO THE ENGINEER.

CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLE RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.



CENTRAL RAIL POINT STA 1+00.00 TO STA 6+13.51



PACIFIC RAIL POINT STA 1+00.00 TO STA 4+58.87

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	128.44	199.77	36.84
C2	128.43	200.00	36.79

PARCEL LINE TABLE

LINE	LENGTH	DIRECTION
L1	212.95	S89° 51' 36.69"E
L2	122.08	N53° 19' 30.67"E
L3	50.00	N53° 19' 30.67"E
L4	46.83	N36° 40' 29.33"W
L5	130.24	N0° 07' 03.14"E

PCR CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C3	39.27	25.00	90.00
C4	39.27	25.00	90.00
C5	39.29	24.95	90.24
C6	23.56	15.00	89.99
C7	23.97	15.00	91.58
C8	23.97	15.00	91.55
C9	31.42	20.00	90.00
C10	31.42	20.00	90.00

CROSSROADS MIXED USE FILING NO.2

STREET IMPROVEMENT PLANS

PROJECT NO. 18-004 DATE: 05/18/2023

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: TAU DRAWN BY: TAU CHECKED BY: VAS

210 N. WABATCH AVE, STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

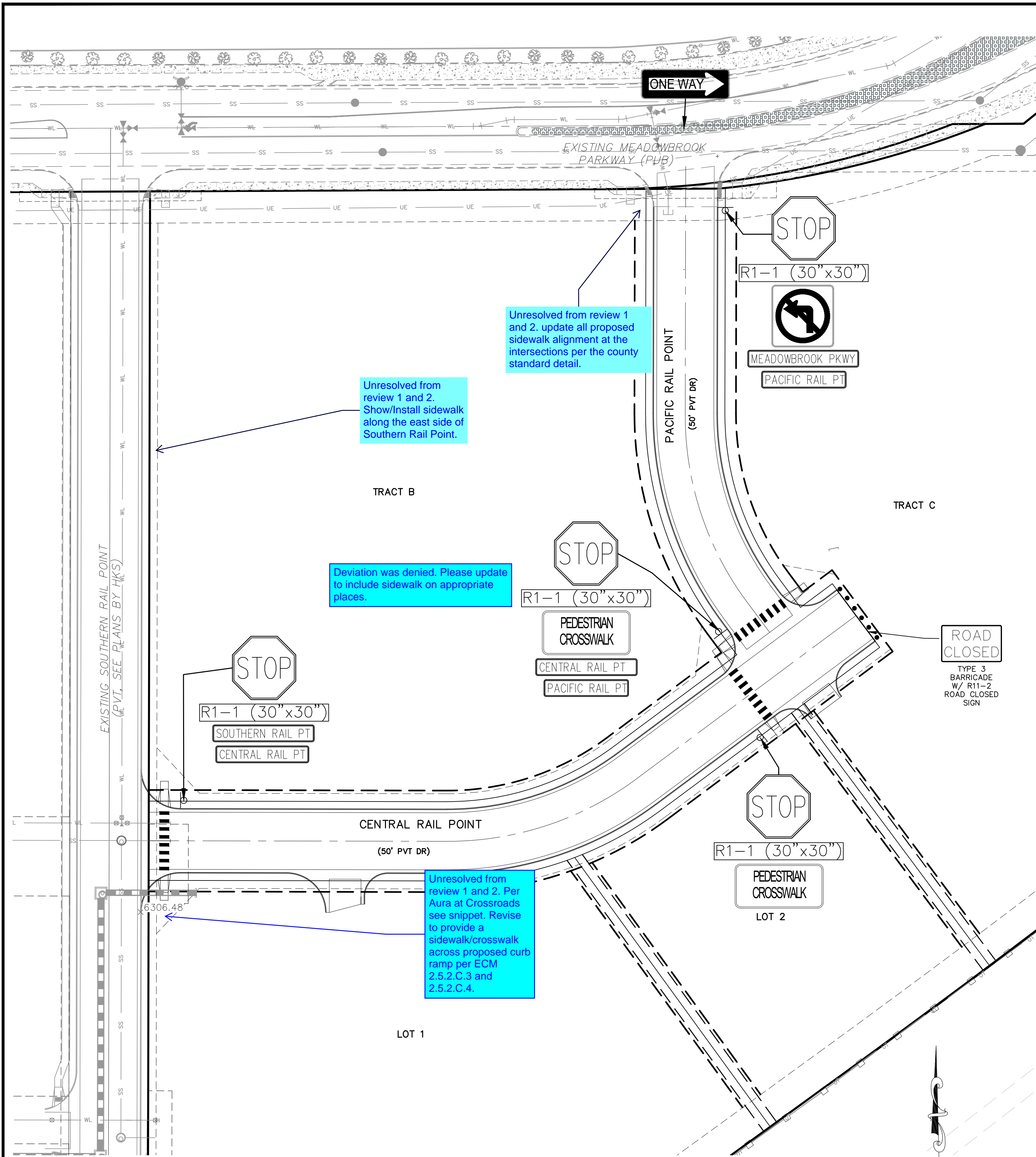
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

37160 08/28/2023
PROFESSIONAL ENGINEER

REVISIONS: NO. DATE: BY: DESCRIPTION: DATE: BY: APPROVED BY:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION



Unresolved from review 1 and 2. update all proposed sidewalk alignment at the intersections per the county standard detail.

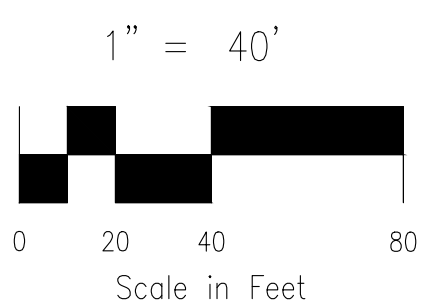
Unresolved from review 1 and 2. Show/Install sidewalk along the east side of Southern Rail Point.

Deviation was denied. Please update to include sidewalk on appropriate places.

Unresolved from review 1 and 2. Per Aera at Crossroads see snippet. Revise to provide a sidewalk/crosswalk across proposed curb ramp per ECM 2.5.2.C.3 and 2.5.2.C.4.

NOTES:
THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES SHALL BE COORDINATED TO THE ENGINEER.

CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLE RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

GENERAL NOTES

- THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- MINIMUM POST ELEVATION SHALL BE 3 FT FOR 24" POSTS AND 4'-2" FOR 48" POSTS, AND 5 FT FOR 60" & 84" TOWER POSTS. SEE APPLICABLE STANDARDS FOR POSTING DEPTH.
- IF A SHOULDER IS WIDER THAN 8 FT, THE MINIMUM LATERAL OFFSET DISTANCE SHALL BE 6 FT FROM THE EDGE OF SHOULDER, EXCEPT FOR WALKWAY SIGNS SEE FIGURE 24-209 OF THE 2009 MUTCD.
- MINIMUM LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
- IN URBAN AREAS A LATERAL CLEARANCE OF 1 FT FROM THE CURB FACE IS POSSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING UTILITIES ARE CLOSE TO THE CURB.
- TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FT. OTHER HEIGHTS MAY BE REQUIRED WHEN SIGNING AND MOUNTING ON STEEP HILLS OR CUT SLOPES.
- REGULATORY PLACEMENTS FOR STOP SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT OR NUMBER OF REGULATORY PLACEMENTS. PLACEMENT IS 20 FT OR MORE FOR SIGNS WITH A SUPPLEMENTAL PANEL. VERTICAL PLACEMENT IF DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT IN NORMAL LATERAL PLACEMENT TO 30 FT OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PANEL. VERTICAL PLACEMENT IF DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT IN NORMAL LATERAL PLACEMENT TO 30 FT OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PANEL. VERTICAL PLACEMENT IF DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT IN NORMAL LATERAL PLACEMENT TO 30 FT OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PANEL.
- MINIMUM LATERAL PLACEMENT IS 2 FEET FROM CURB FOR SIGNS WITH A SUPPLEMENTAL PANEL. VERTICAL PLACEMENT IF DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT IN NORMAL LATERAL PLACEMENT TO 30 FT OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PANEL.
- THE DIST. PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
- POST SHALL BE INSTALLED PLUMB. VERTICAL DEVIATION SHALL NOT EXCEED 1/8" IN 10 FT.
- IN ALL THREE-ARMED INTERSECTIONS, THE SIGN SHALL BE MOUNTED ON THE RIGHT SHOULDER IN THE APPROACHING DIRECTION WITH THE WALKWAY PANELS LOCATED ON THE FRONT AND BACK SIDE OF THE POST.
- IN ALL DIVISIONAL, MULTILANE AND DIVIDED HIGHWAYS, AND INTERSECTIONS THE WALKWAY AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER OR SIDEWALK IF APPLICABLE IN BOTH DIRECTIONS OF TRAVEL.
- VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 66" IN TYPICAL.

PLACEMENT TABLES

LATERAL PLACEMENT		VERTICAL PLACEMENT	
KEY	MINIMUM	CONVENTIONAL	STANDARD PLAN NO.
A	2'-0"	MIN	S-614-1
B	2'-0"	MIN	Standard Sheet No. 1 of 2
C	2'-0"	MIN	Project Sheet Number:

Computer File Information
Creation Date: 07/04/12
Created By: KCM
Last Modification Date: 07/31/19
Last Modified By: AVU
DWG Ver: Miscellaneous V8 Scale: Not to Scale Units: English

Sheet Revisions

Date	Comments

Colorado Department of Transportation
2828 W. Howard Pl.
Denver, CO 80204
Phone: 303-757-8436
Fax: 303-757-9218
Traffic & Safety Engineering MKB

GROUND SIGN PLACEMENT
Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
S-614-1
Standard Sheet No. 1 of 2

ROUTE MARKER ASSEMBLY PLACEMENT

MILE MARKER PLACEMENT

CLASS III SIGN PLACEMENT

CLASS III SIGNS, PANEL GROUND CLEARANCE

ANGULAR PLACEMENT

Computer File Information
Creation Date: 07/04/12
Created By: KCM
Last Modification Date: 07/31/19
Last Modified By: AVU
DWG Ver: Miscellaneous V8 Scale: Not to Scale Units: English

Sheet Revisions

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Denver, CO 80204
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Fax: 303-757-9218
Traffic & Safety Engineering MKB

GROUND SIGN PLACEMENT
Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
S-614-1
Standard Sheet No. 2 of 2

CROSSROADS MIXED USE FILING NO.2
SIGNAGE & STRIPING PLANS
PROJECT NO. 18-004
DATE: 05/18/2023
SCALE: HORIZONTAL: 1"=40' VERTICAL: 1"=5'
DESIGNED BY: TAU
DRAWN BY: TAU
CHECKED BY: VAS

212 N. WASHCATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

PROFESSIONAL REGISTERED ENGINEER
371160
05/26/2023

REVISIONS:
NO. DATE BY DESCRIPTION

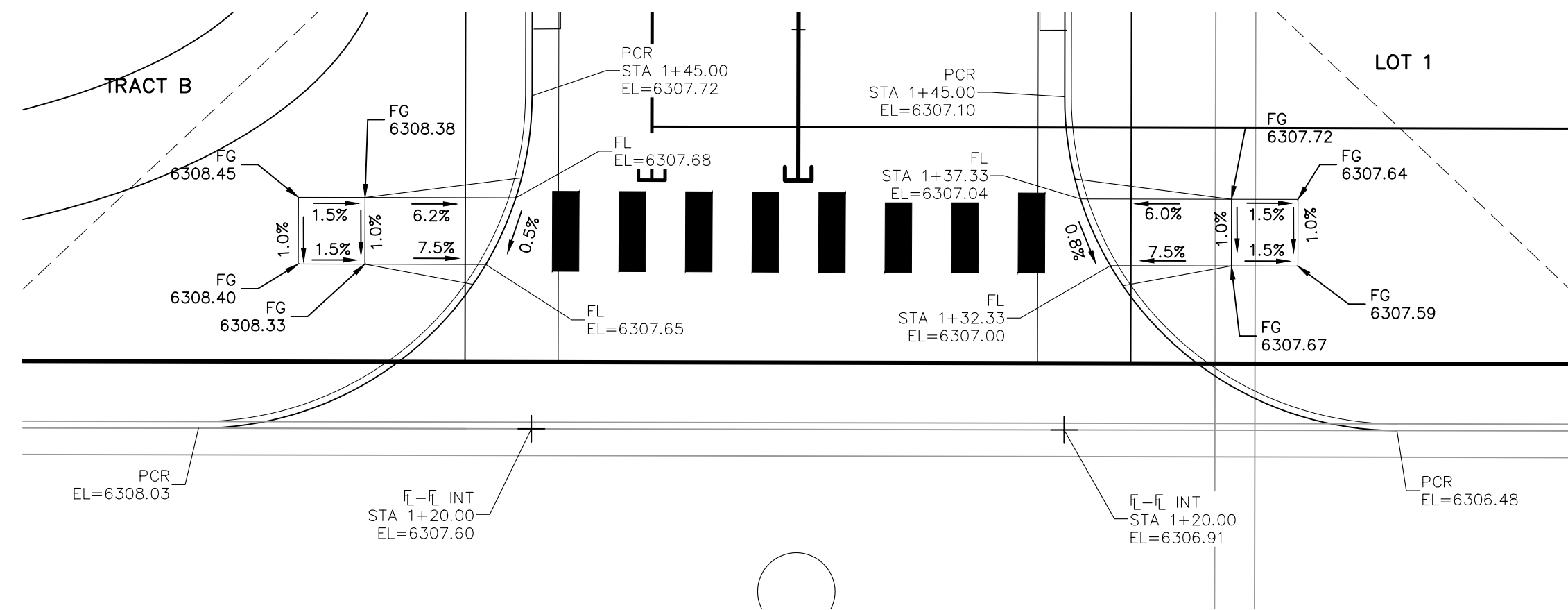
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CAUTION

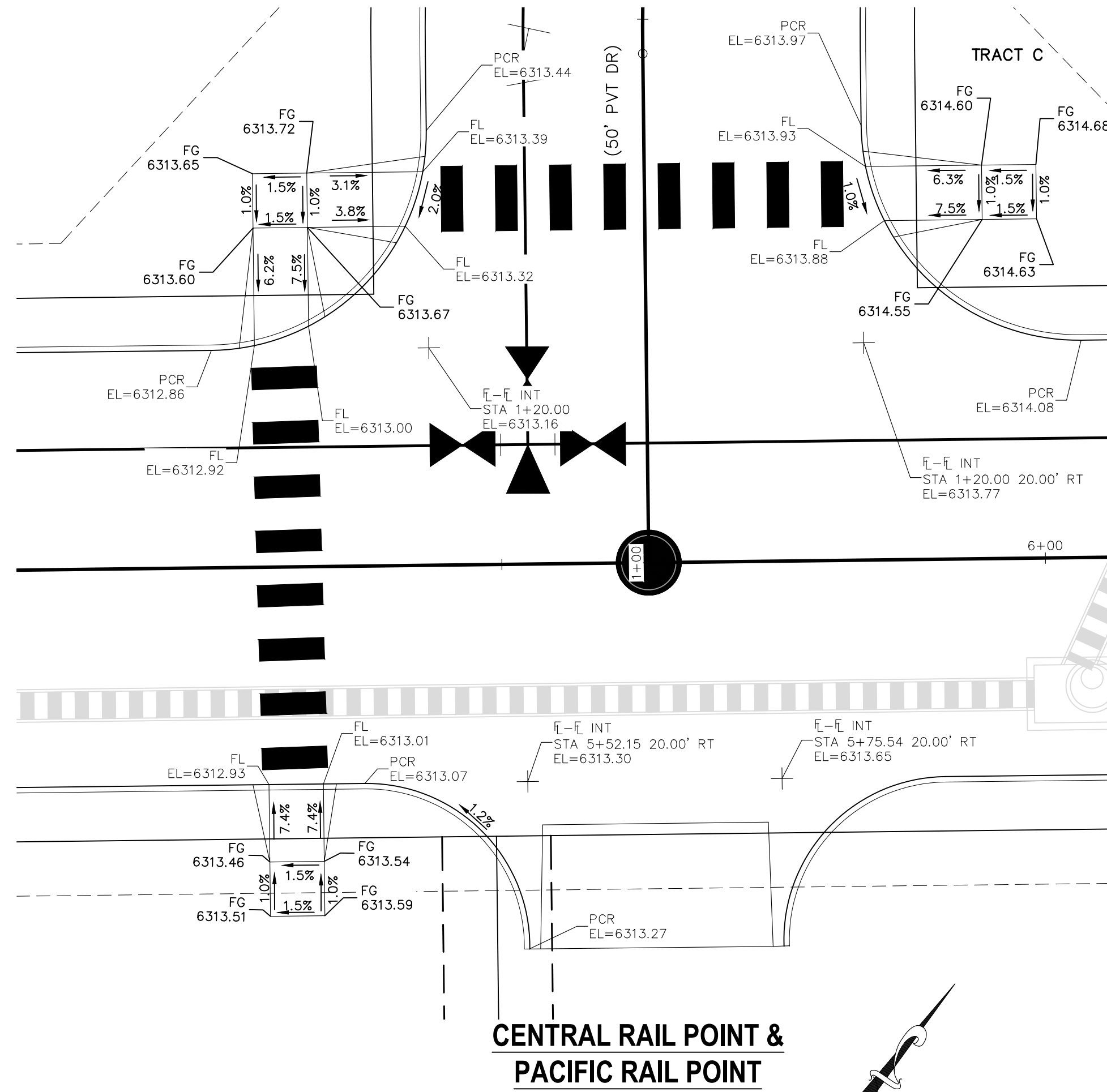


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**CENTRAL RAIL POINT &
EX SOUTHERN RAIL POINT**



**CENTRAL RAIL POINT &
PACIFIC RAIL POINT**

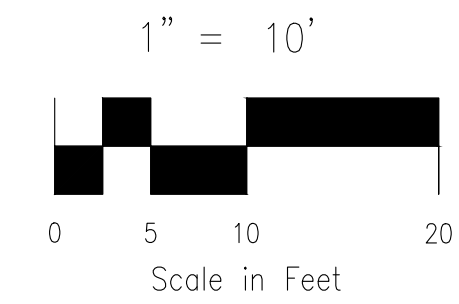
ABBREVIATION LEGEND

CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT
CDS	CUL DE SAC

NOTES:

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES SHALL BE COORDINATED TO THE ENGINEER.

CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLE RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.

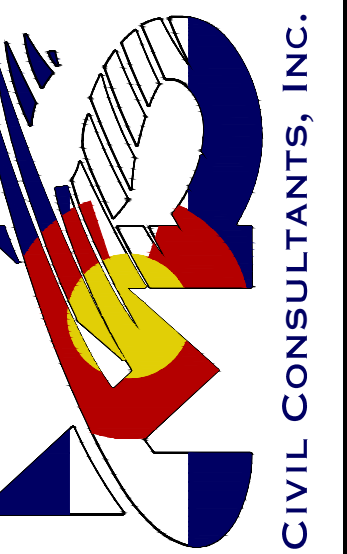


CROSSROADS MIXED USE FILING NO.2

PEDESTRIAN RAMP DETAILS

PROJECT NO. 18-004	SCALE: HORIZONTAL: 1"=10'	DATE: 05/18/2023
DESIGNED BY: TAU	VERTICAL: N/A	SHEET 5 OF 9
DRAWN BY: TAU		S105
CHECKED BY: VAS		

212 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465



FOR AND ON
BEHALF OF
MKS CIVIL
CONSULTANTS,
INC.

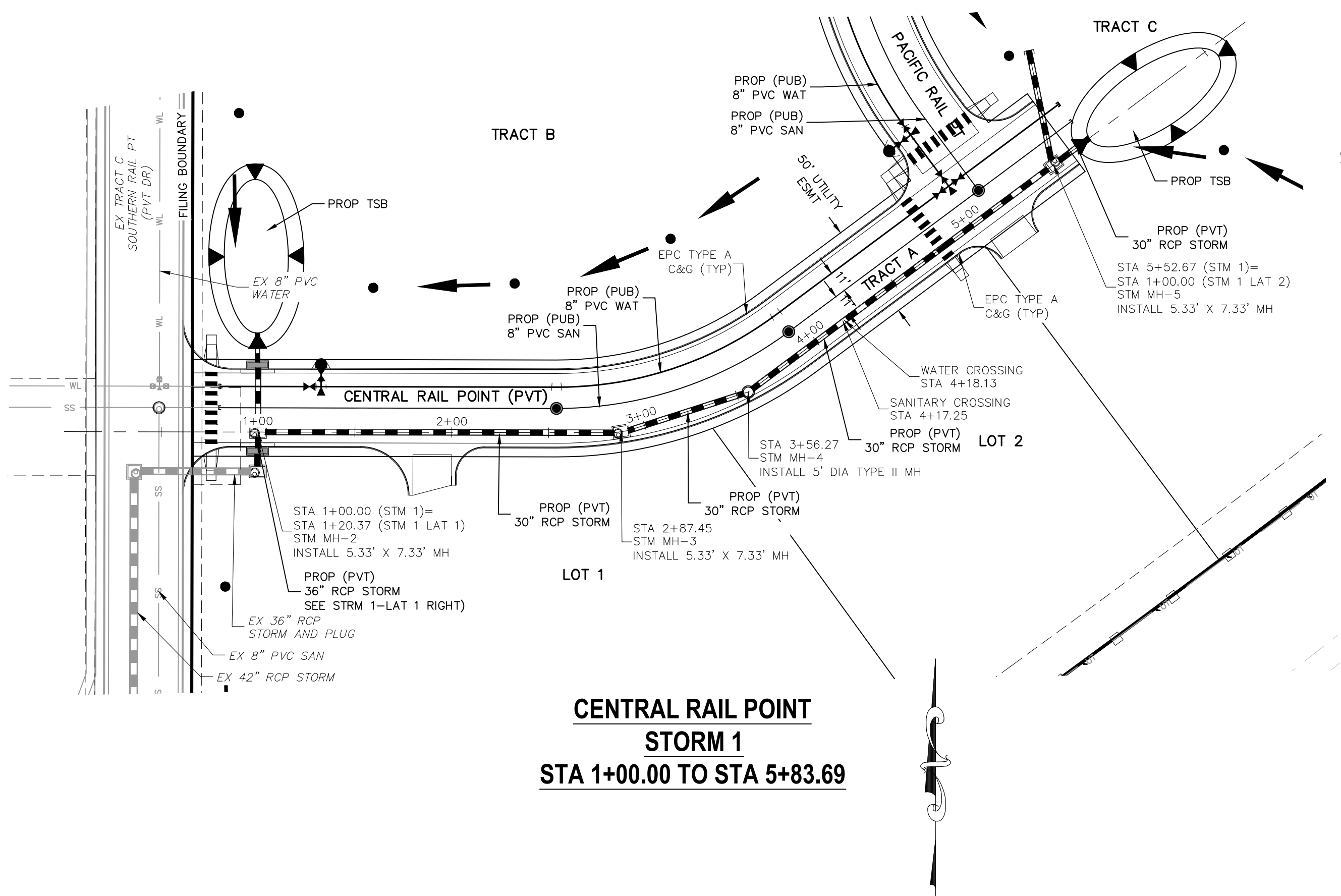
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160



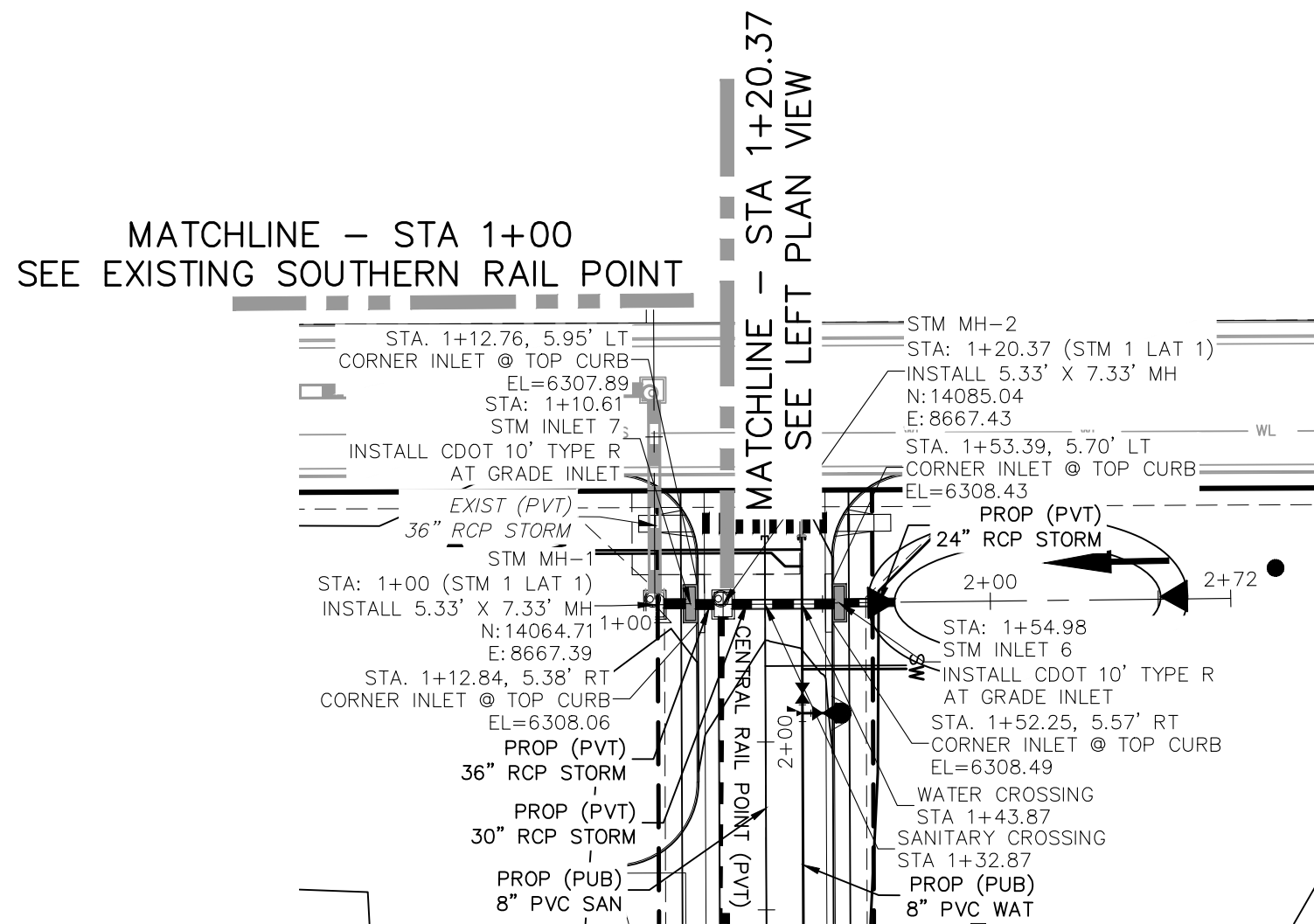
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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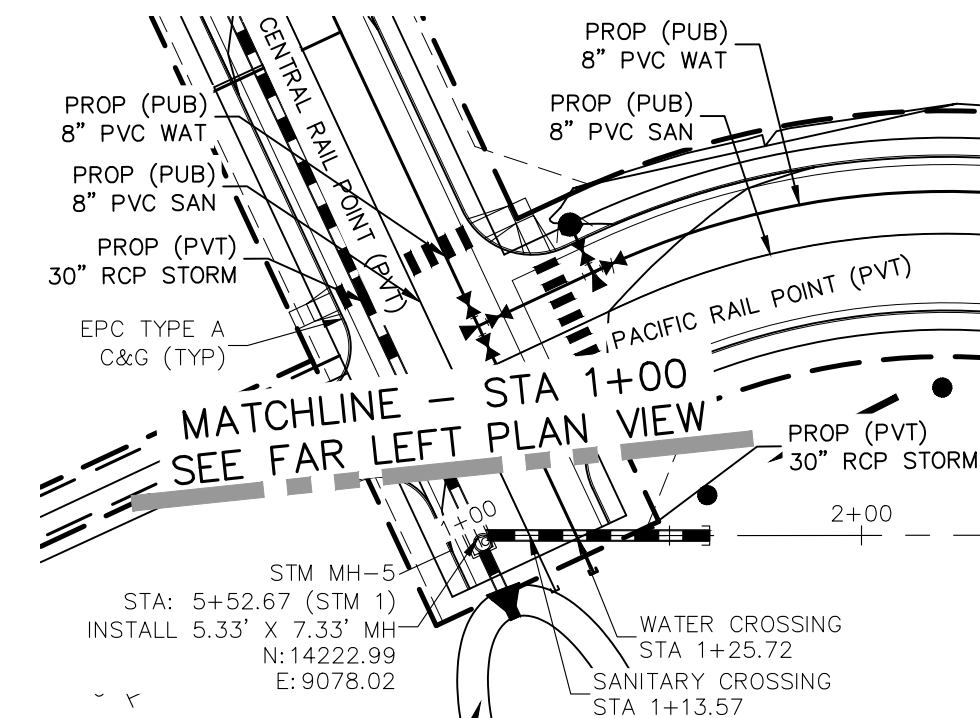
CAUTION



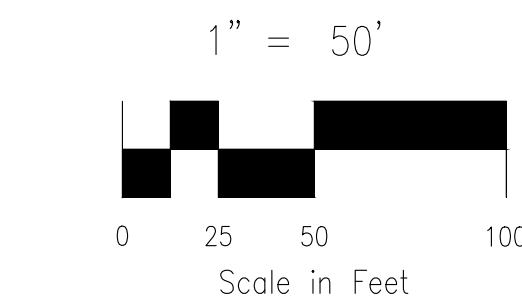
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STORM 1
STA 1+00.00 TO STA 5+83.69**



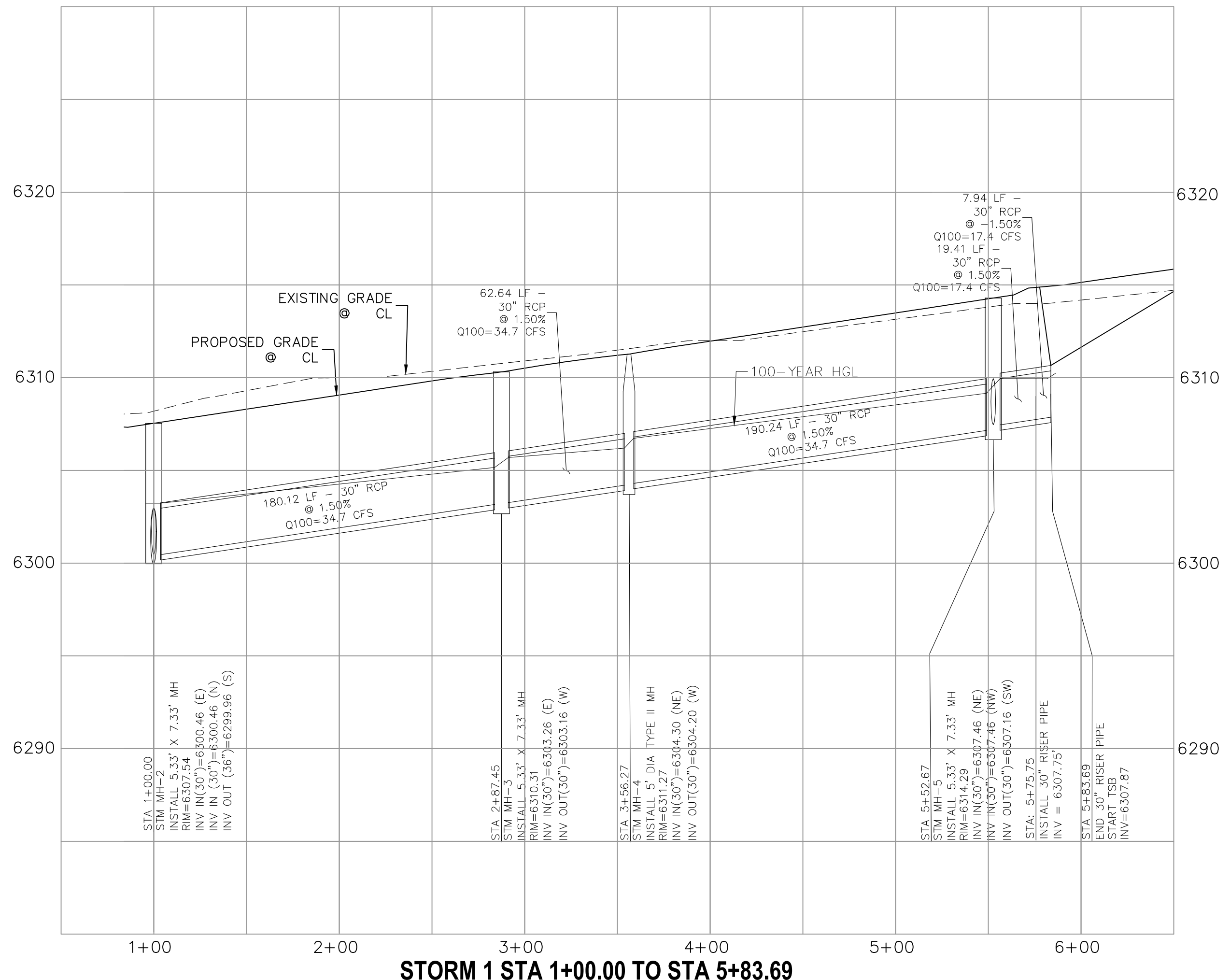
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STORM 1 LAT 1
STA 1+00.00 TO STA 1+78.94**



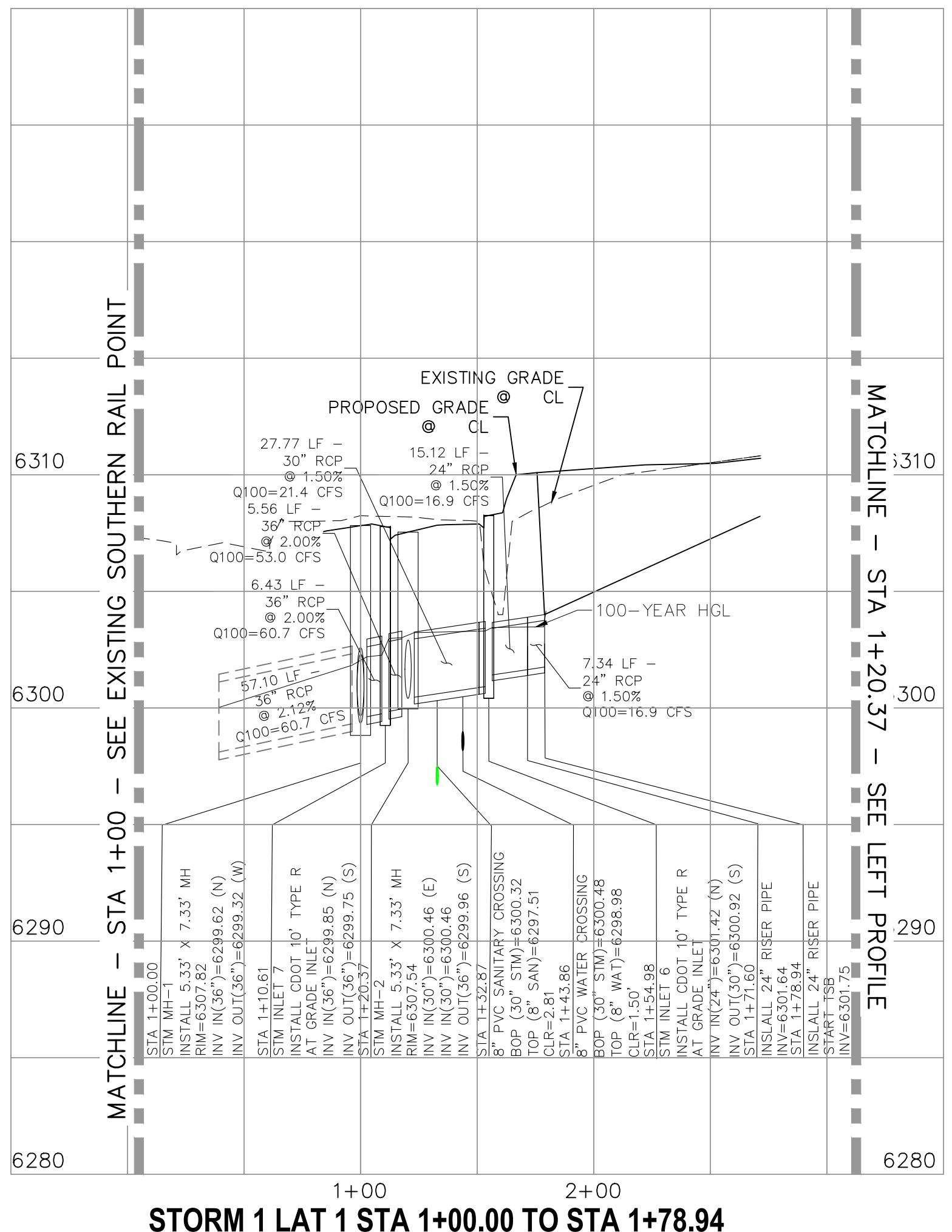
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STORM 1 LAT 2
STA 1+00.00 TO STA 1+60.44**



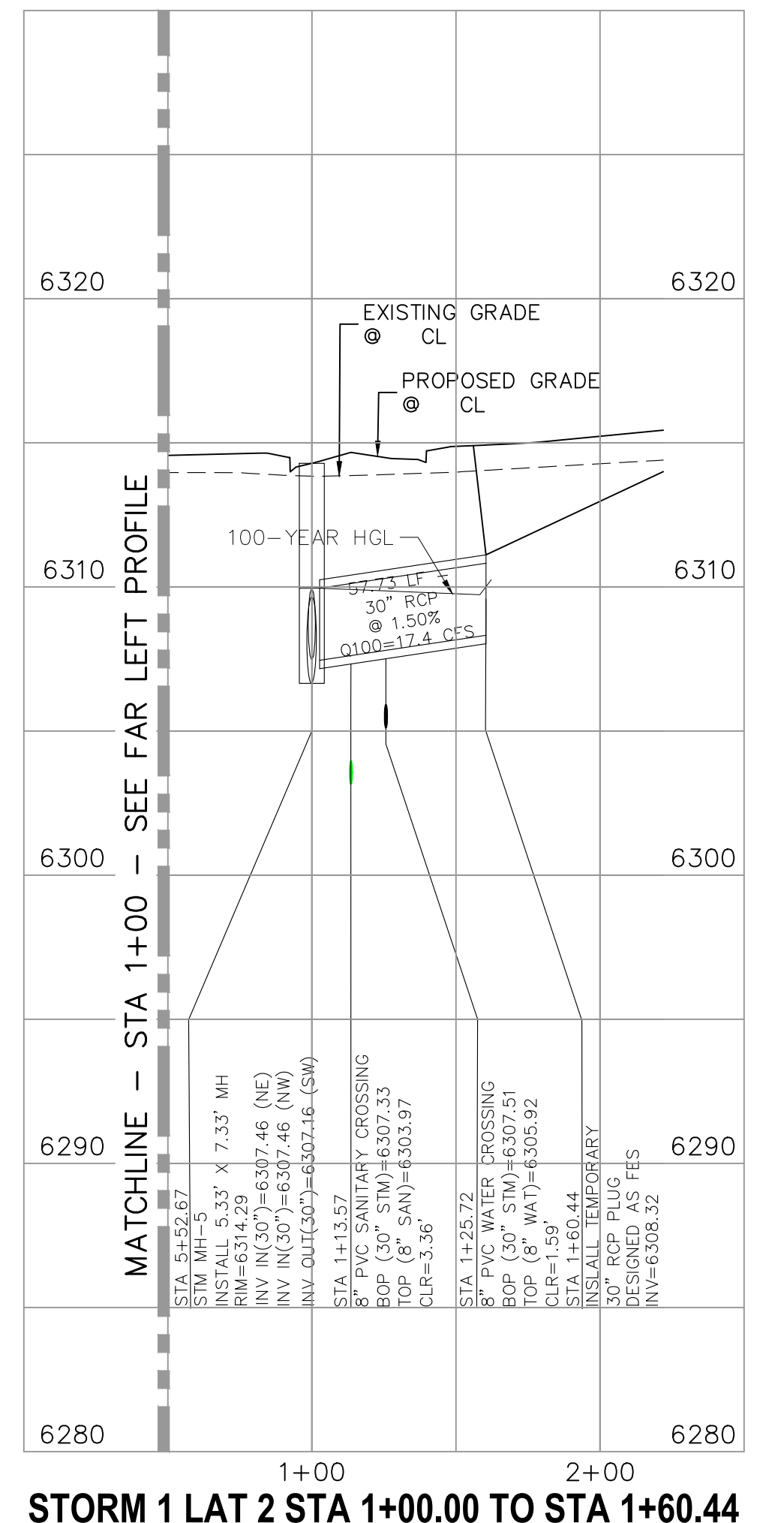
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STORM 1 STA 1+00.00 TO STA 5+83.69



STORM 1 LAT 1 STA 1+00.00 TO STA 1+78.94



STORM 1 LAT 2 STA 1+00.00 TO STA 1+60.44

CROSSROADS MIXED USE FILING NO.2	
STORM SEWER PLANS	
PROJECT NO. 18-004	DATE: 05/18/2023
DESIGNED BY: TAU	SCALE: HORIZONTAL: 1"=50'
DRAWN BY: TAU	VERTICAL: 1"=5'
CHECKED BY: VAS	SHEET 6 OF 9
ST02	

212 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

REV. NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

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CAUTION

Storm Sewer Manhole Detail Type II Standard Drawing

DATE APPROVED: André P. Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04 FILE NAME: SD_3-2

SCALE: NOT TO SCALE

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

Storm Sewer Manhole Detail Type I Standard Drawing

DATE APPROVED: André Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/9/09 FILE NAME: SD_3-1

SCALE: NOT TO SCALE

Storm Sewer Manhole Details Standard Drawing

DATE APPROVED: André P. Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 9/16/10 FILE NAME: SD_3-5

SCALE: NOT TO SCALE



CROSSROADS MIXED USE FILING NO.2

STORM SEWER DETAILS

PROJECT NO. 18-004

DATE: 05/18/2023

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: TAU DRAWN BY: TAU CHECKED BY: VAS

SHEET 7 OF 9

ST03

212 N. WASHCATCH AVE, STE 305
 COLORADO SPRINGS CO 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

Storm Sewer Manhole Riser and Cover Detail Standard Drawing

DATE APPROVED: André P. Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/23/04 FILE NAME: SD_3-7

SCALE: NOT TO SCALE

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS, MANHOLES, AND WYES SHOWN ON THE PLANS SHALL BE PREFABRICATED. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- ALL CONNECTIONS BETWEEN DISSIMILAR MATERIALS (I.E. HP STORM PIPE AND CONCRETE STRUCTURES), SHALL BE WATER TIGHT. REFER TO ADS WATERSTOP STRUCTURE CONNECTION DETAILS (SEE THIS CONSTRUCTION SET) FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHOULD ATTEMPT TO LIMIT CONSTRUCTION TRAFFIC ATOP THE PROPOSED STORM SEWER INSTALLATION. AS PER THE MANUFACTURERS RECOMMENDATIONS THE CONTRACTOR SHALL PROVIDE A MIN OF 12" OF COVER AT ALL TIMES ATOP THE BACKFILLED STORM SEWER TO TOP OF THE FINISHED GROUND OR BOTTOM OF FLEXIBLE PAVEMENT SURFACE TO PROTECT THE PIPE FROM H-25 VEHICULAR TRAFFIC. A MINIMUM OF 36" SHOULD BE PROVIDED TO PROTECT THE STORM SEWER FROM 30 T TO 60 T TRAFFIC AND MINIMUM OF 72" FOR TRAFFIC UP TO 78 T AXLE LOADS. FINAL GRADING SHOWN ON THE PLANS WILL PROHIBIT VEHICULAR TRAFFIC TO LOADS LESS THE H-25.
- REFER TO THE DETAIL IN THIS CONSTRUCTION SET FOR PIPE TRENCH DETAILS AND PIPE SPECIFICATION.

STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.

- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
 EC --- EPOXY COATED O.F. --- OUTSIDE FACE E.F. --- EACH FACE E.W. --- EACH WAY I.F. --- INSIDE FACE N.F. --- NEAR FACE
 T.O.C. --- TOP OF CONCRETE B.O.C. --- BOTTOM OF CONCRETE CONT. --- CONTINUOUS

FOR AND ON BEHALF OF
 MKS CIVIL CONSULTANTS, INC.

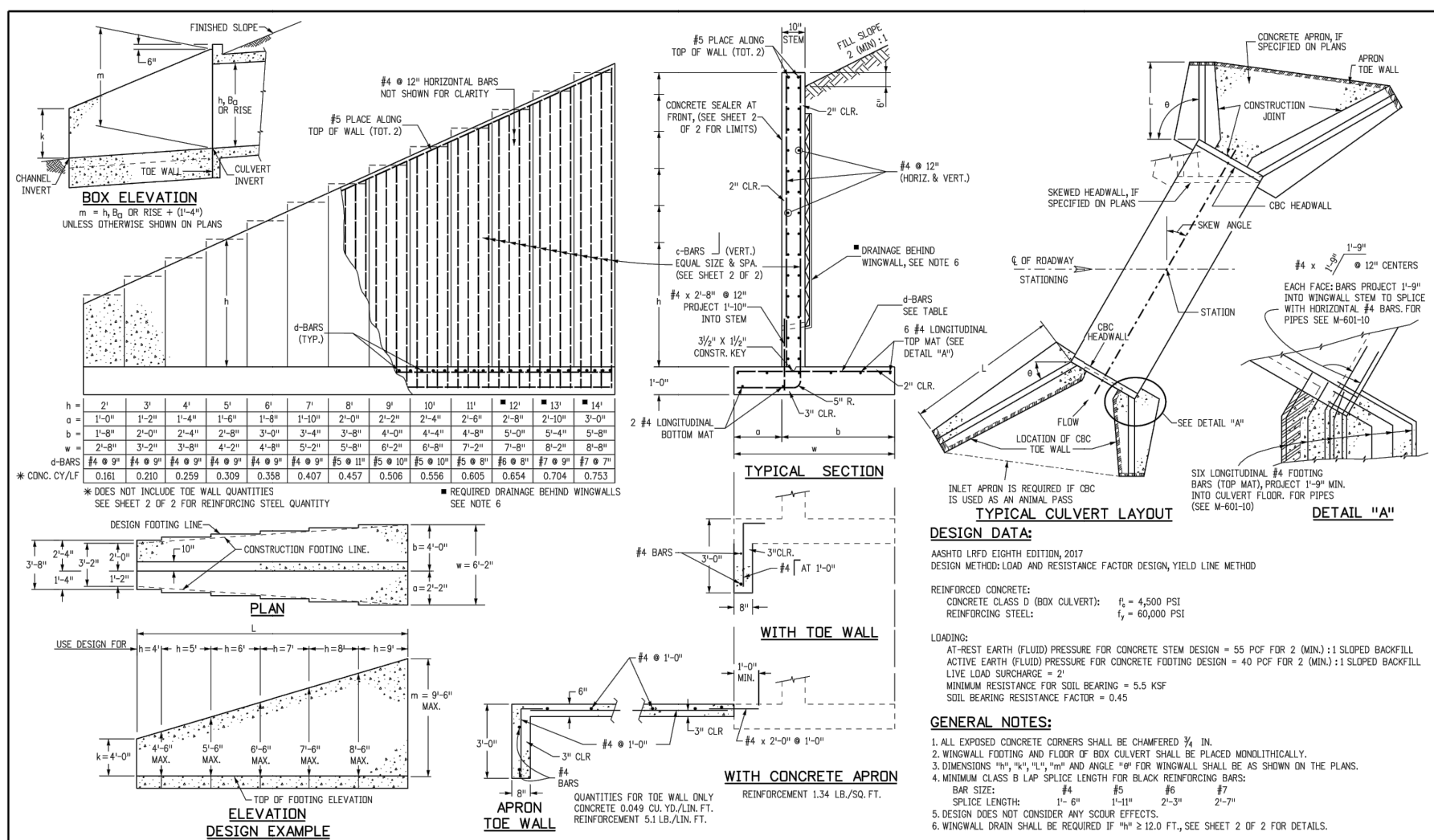
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

37160
 02/22/2023
 PROFESSIONAL ENGINEER

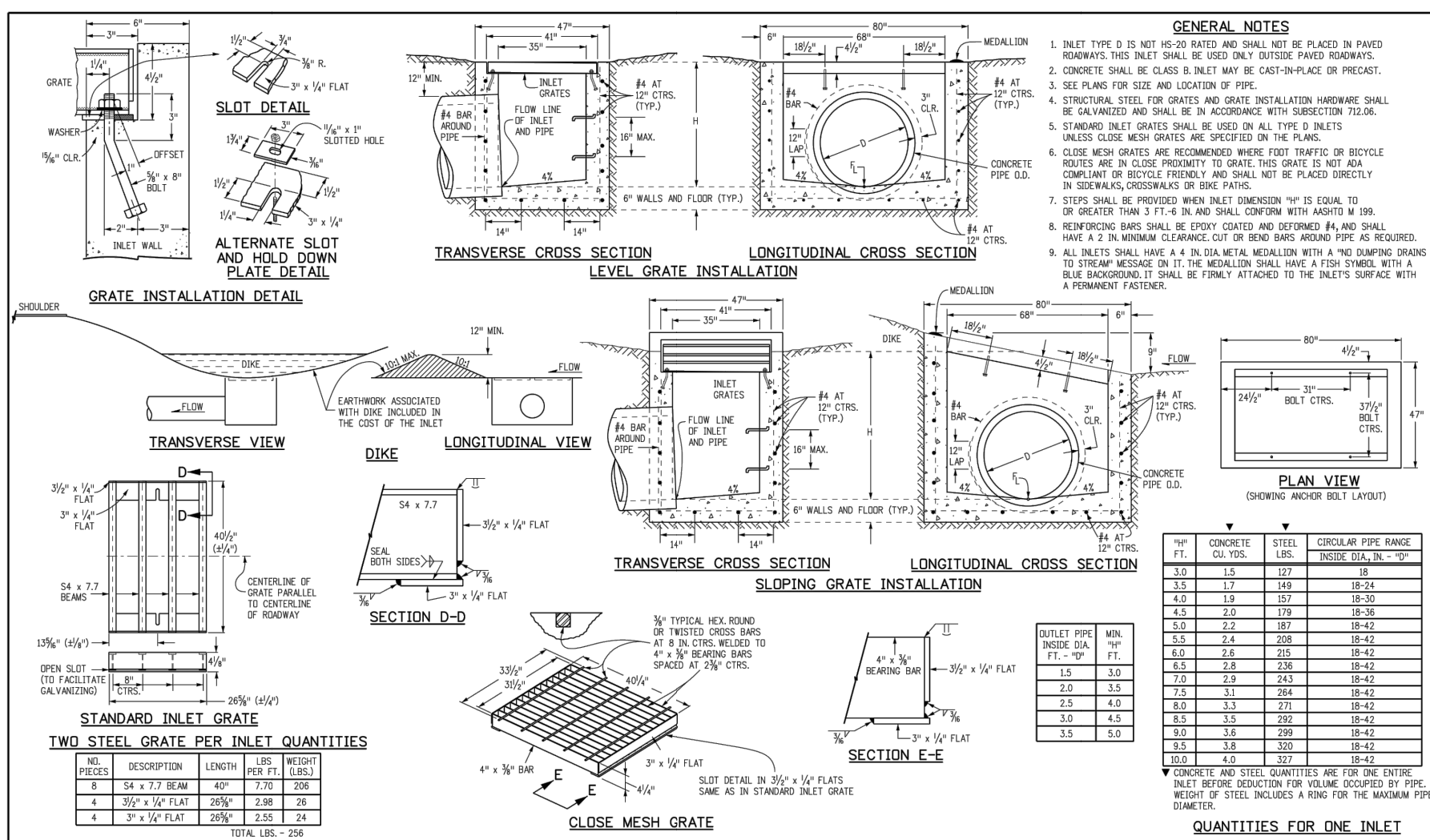
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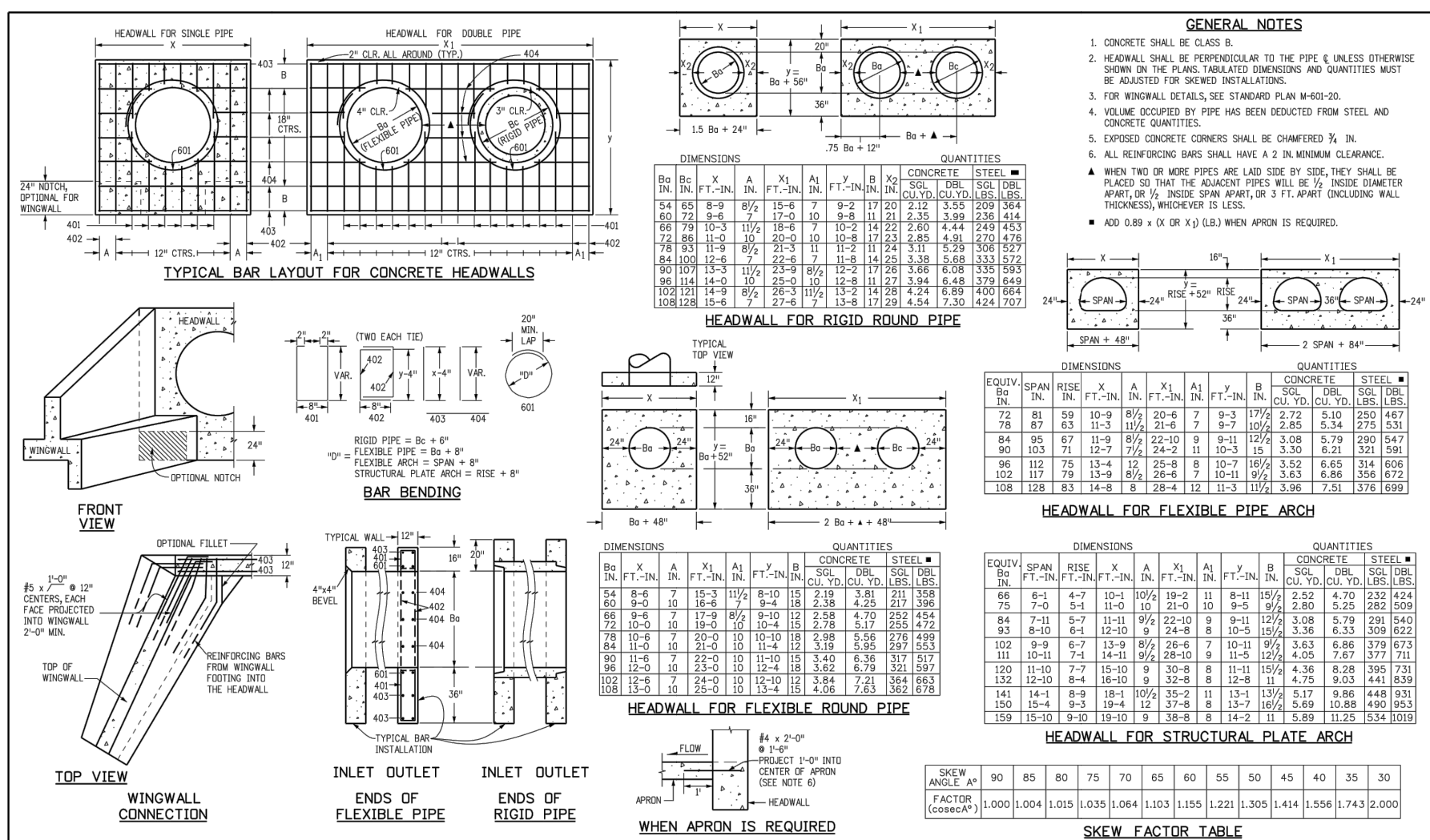
CAUTION



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/23/19	Date: _____	2625 West Howard Place 1001 1/2 3rd Floor Denver, CO 80202 Phone: 303-757-8668 Fax: 303-757-8668	M-601-20
Designer: JRB	Comments: _____	Project Development Branch	Standard Sheet No. 1 of 2
Last Modification Date: 07/23/19	_____	Project Development Branch	Project Sheet Number: _____
Checked: LTA	_____	JRB	
CD: Ver: MicroStation V8 Scale: Not to Scale Units: English	_____		



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/24/12	Date: _____	4201 East Arkansas Avenue Denver, CO 80222 Phone: 303-757-8668 Fax: 303-757-8668	M-604-11
Designer: JRB	Comments: _____	Project Development Branch	Standard Sheet No. 1 of 1
Last Modification Date: 07/24/12	_____	DD/LTA	
Checked: LTA	_____		
CD: Ver: MicroStation V8 Scale: Not to Scale Units: English	_____		



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/23/19	Date: _____	2625 West Howard Place 1001 1/2 3rd Floor Denver, CO 80202 Phone: 303-757-8668 Fax: 303-757-8668	M-601-10
Designer: JRB	Comments: _____	Project Development Branch	Standard Sheet No. 1 of 1
Last Modification Date: 07/23/19	_____	JRB	Project Sheet Number: _____
Checked: LTA	_____		
CD: Ver: MicroStation V8 Scale: Not to Scale Units: English	_____		

SOIL RIPRAP NOTES:

- THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
- SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
- CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
- CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
- RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
- THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT BE LARGER THAN THE THICKNESS OF THE RIPRAP.
- NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH.
- THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
- MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
- RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
- ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

CROSSROADS MIXED USE FILING NO.2

BMP DETAILS

PROJECT NO. 18-004 DATE: 05/18/2023

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: TAU DRAWN BY: TAU CHECKED BY: VAS

SHEET 9 OF 9 **BMP01**

212 N. WASHCATCH AVE. STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465



FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

37160
05/25/2023
PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION	APPROVED BY

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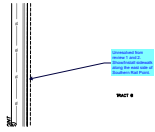
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CAUTION

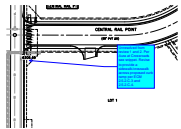
V3_Construction Drawings_comments.pdf Markup Summary

Callout (3)



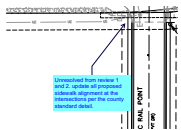
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Page Label: [4] 4 SI04
Author: lpackman
Date: 6/20/2023 4:26:11 PM
Status:
Color: ■
Layer:
Space:

Unresolved from review 1 and 2. Show/Install sidewalk along the east side of Southern Rail Point.



Subject: Callout
Page Label: [4] 4 SI04
Author: lpackman
Date: 6/20/2023 4:26:15 PM
Status:
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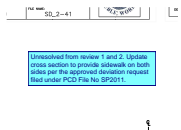
Unresolved from review 1 and 2. Per Aura at Crossroads see snippet. Revise to provide a sidewalk/crosswalk across proposed curb ramp per ECM 2.5.2.C.3 and 2.5.2.C.4.



Subject: Callout
Page Label: [4] 4 SI04
Author: lpackman
Date: 6/19/2023 3:45:36 PM
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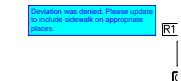
Unresolved from review 1 and 2. update all proposed sidewalk alignment at the intersections per the county standard detail.

Text Box (3)



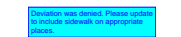
Subject: Text Box
Page Label: [2] 2 SI02
Author: lpackman
Date: 6/19/2023 3:46:39 PM
Status:
Color: ■
Layer:
Space:

Unresolved from review 1 and 2. Update cross section to provide sidewalk on both sides per the approved deviation request filed under PCD File No SP2011.



Subject: Text Box
Page Label: [4] 4 SI04
Author: lpackman
Date: 6/20/2023 4:26:54 PM
Status:
Color: ■
Layer:
Space:

Deviation was denied. Please update to include sidewalk on appropriate places.



Subject: Text Box
Page Label: [2] 2 SI02
Author: lpackman
Date: 6/20/2023 4:28:02 PM
Status:
Color: ■
Layer:
Space:

Deviation was denied. Please update to include sidewalk on appropriate places.